

**Grantee: Lake County, OH**

**Grant: B-08-UN-39-0005**

**October 1, 2011 thru December 31, 2011 Performance Report**

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**Grant Number:**

B-08-UN-39-0005

**Obligation Date:****Award Date:****Grantee Name:**

Lake County, OH

**Contract End Date:**

03/23/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$3,402,859.00

**Grant Status:**

Active

**QPR Contact:**

Jason Boyd

**Estimated PI/RL Funds:**

\$243,336.91

**Total Budget:**

\$3,646,195.91

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

To meet the statutory targeting requirement for NSP activities, the County will utilize data provided by HUD and use the Foreclosure Risk Score prepared by HUD.

To find the area benefit eligible communities, we added up the number of  $\geq 120\%$  persons and total persons in each community by census tracts and block groups. Any community with over 51% of  $\leq 120\%$  persons is completely eligible. Individual census tracts and block groups are also eligible within communities that do not reach the 51% threshold for the whole community.

This analysis produced 3 lists of local communities: Whole Area (Community) Eligible, Some Eligible Areas, and Community Not Eligible. We will use these lists to determine where demolitions can be done with NSP funds. The County Has determined that the Cities of Painesville, Eastlake and the Village of Madison are the areas showing the greatest need.

### Distribution and and Uses of Funds:

Utilizing the data provided by HUD, it has been determined that the areas of greatest need, including those areas with the highest percentage of foreclosures and housing units financed by a subprime related loans have been identified by the County as the City of Painesville, City of Eastlake and Madison Township.

Activities will focus on acquisition/construction/rent (option to sell) of new single family dwelling units through a partnership with Western Reserve Community Development Corporation (WRCDC). A secondary, yet just an important project, is the construction of a 17 unit permanent supportive apartment housing community in Painesville. Through our partnership with Extended Housing, Inc, this project will meet the 25% set aside provision.

The County will also consider selling a vacant lot (acquisition, demo due to blight) to adjacent income eligible landowners. Similar to homes that are sold, an NSP lien would be filed on the property detailing the affordability period and requirements.

These projects will be accomplished via Developer Agreements with WRCDC and Extended Housing Inc.

### Definitions and Descriptions:

#### Blight:

Per the State of Ohio's Board of Building Standard's, a blighted structure is "A blighted structure" is a structure in which its conditions make it imminently dangerous to health, safety or general welfare of its occupants or the public. Conditions include those that do not comply with state, county or municipal health, welfare or safety including conditions that are structurally unsafe, unsanitary or not providing adequate safe exists, or that constitutes a fire hazard, existing use constitutes a hazard to public health, welfare or safety by reason of inadequate maintenance, dilapidation or obsolescence and does not comply with housing, building, HQS or city housing maintenance codes. If the blighted structure cannot be repaired or rehabilitated at a cost equal to or less than 50% of its assessed value as shown by the most recent appraisal the property may be considered for demolition.

#### Affordable Rents:

The approved 2005-2009 Lake County Consolidated Plan defines "affordable rents" as those at or below the applicable Fair Market Rent (FMR) for the Cleveland Area Metropolitan Area as defined by HUD. This definition of affordable rents will also be used for the Lake County NSP.

Lake County will ensure continued affordability by requiring the use of an enforcement document against each piece of real property. All units receiving assistance greater than \$10,001 will hold a Declaration of Covenants against the property with a long term affordability component meeting or exceeding HOME Investment Partnership standards. Affordability standards will be as follows: NSP assistance for homebuyer programs, acquisition/rehabilitation/resell: \$10,001 - \$40,000 will require continued affordability for 15 years. NSP funding of more than \$40,001 will require continued affordability for 20 years. Acquisition or new construction of rental units will mandate an affordability period of



not less than 20 years at any funding level.

All units will be monitored for continued affordability during their required period of affordability. Repayment Agreements will be subject to the Lake County Subordination Policy in the event a homeowner chooses to sell, refinance or transfer the title of the real property. In the event a homeowner does not fulfill the 10 year period of affordability, repayment to the NSP program will be required and funds will be used for another NSP eligible project. All units subject to a Declaration of Covenants will be maintained as affordable housing units until said Declaration is satisfied. All rental housing created will be subject to ongoing monitoring of its physical condition and required to meet Housing Quality Standards (HQS) for its predetermined period of affordability. Monitoring schedules will follow the HOME standard requiring NSP properties of 1-4 units be monitored every 3 years, properties with 5-25 NSP units will be monitored every 2 years and properties with 26 or more NSP units will be monitored annually. If NSP funds assist a property that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosure or transfer in lieu of foreclosure, Lake County will revive the HOME affordability restrictions for the greater of the remaining period of HOME affordability or the continuing affordability requirements of the NSP notice.

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>Lake County will require that all N

### **Definitions and Descriptions:**

SP assisted homebuyers complete a pre-purchase workshops conducted by the Fair Housing Resource Center, Inc. They are a HUD Certified Housing Counseling Agency that works with residents to meet pre-purchase, post-purchase, foreclosure and reverse mortgage needs.

### **Low Income Targeting:**

Lake County will subcontract with two (2) area nonprofit agencies that serve the special needs population. Extended Housing, Inc. will administer a new construction project that will provide 17 new efficiency apartments for the special needs population in Lake County. Secondly, Western Reserve Community Development Corporation will create new single family rental housing opportunities throughout the identified target areas.

### **Acquisition and Relocation:**

Lake County intends to partner with local non profits and contract with parties who have experience in acquisition and rehabilitation.

All homebuyers will have incomes at or below 120% of AMI and will be located through a marketing campaign, which may include, but not be limited to, newspaper or tv ads, local non profit campaigns, notices on the websites, etc.. A centralized waiting list will be created as needed.

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>Applications shall be processed by Lake County or its contracted agent(s). Lake County is aware that mortgages are difficult to obtain, and many homebuyers will have damaged credit. Lake will work with local counselors to assist homebuyers with credit repair and homebuyer counseling. Lake County also intends to work with local banks to develop programs and is developing a strategy for direct mortgage assistance and a lease to purchase program.

Lake County, or its agents, shall work with local contractors with the appropriate licenses and insurance. Rehabilitation specifications shall be developed for each property. Bids shall be awarded through a competitive bid process and will be awarded to the lowest responsible bid. Lake County reserves the right to designate a bid as non responsible due to capacity or performance issues.

Project managers shall inspect the properties and ensure that work is being completed and appropriate permits and inspections have occurred. When purchasers are identified prior to rehabilitation, homebuyers will have input into the specification development for items such as color selections. All homes will be sold for the lesser of the cost of acquisition and rehab or appraised value. A financial strategy is under development to ensure affordability and documents shall be required to ensure continued affordability.

Lake County does intend to demolish units which conditions are substandard and are not cost effective to rehabilitate. These properties will be determined as blight and creating a hardship on surrounding low/mod neighborhoods. Properties located in most low mod areas will meet the affordable housing definition as set by HUD. It is the County's intent to develop these properties with new permanent housing opportunities for households at or below 120% AMI.

### **Public Comment:**

The Action Plan and Substantial Amendment will be made available via internet and hard copies at various county offices.

Per discussions with our HUD rep, staff changed "Project Title" for Project 01 to

"Acquisition/Rehabilitation/Redevelopment." This will conform with DRGR specifications and will help clarify the eligible uses in our NSP plan.

Feb. 2011: Verified proposed accomplishments and beneficiaries per HUD technical guidance.

March 2011: The Action Plan was amended, per technical guidance to reflect budget adjustments for Activities 02, 05 and 06 due to the expenditure of program income originally booked for Activity 02. Internally we account 100% for the budgets of all 3 of our these activities, but the budget within DRGR for Activity 02 is too low to fulfill the remaining expenses. The figure is low because the program income dollars (budgeted for Activity 02) were the first drawn from Activity 02's budget, regardless of the activity we were invoiced for—for example, the first handful of invoices received in the winter of 2010 were for activities 05/06, rather than activity 2. That said, as required by NSP guidance, we used the program income (rather than program funds) to pay these bills via the DRGR voucher method. Therefore, our budgets for Activities 05 and 06 are high because the first invoices were paid with PI rather than Program Funds. The budget adjustments taken in this Action Plan are based on Technical Guidance received on March 30, 2011. It should be noted that many communities are encountering this issue of correctly budgeting program income expenditures in DRGR.

The adjusted budgets are discussed in the narratives of activities 02, 05, 06.

August 2011: A home constructed under activity 02 was sold and Program Income of \$101,432.84 was received. Initially, staff thought we would need to adjust the obligations and budgets in the Action Plan and DRGR as noted in the "March 2011" narrative above, but research and guidance from HUD help desk indicated that PI should be reflected during the QPR stage and is not obligated in DRGR.

Staff attempted to increase the budget and obligation in Activity 02 but was unable to do so because this would result in an overall budget in excess of our total NSP grant. Furthermore, unlike the "March 2011" description the obligations and budgets of the other Activities does not

require any adjustments.

The difference between this amendment and the "March 2011" situation is that we had to adjust budgets/obligations in multiple activities due to PI being used for all the activities and drastically reducing the funds available for activity 02 which is where we need the funds. While we understand traditionally the PI is the first amount to be invoiced, we would like to restrict this to only Activity 02 which will allow us to fulfill the 6 homes described in DRGR. If future issues arise, staff will work with CPD and HUD help desk to correct the system.

August 17, 2011: Staff reduced the budget for Activity 05 by \$101,432.84 (Program Income received due to sale of home in July) and increased the budget of Activity 02 by the same amount. This PI was budgeted for Activity 02 but because PI is required to be used before

#### Public Comment:

program funds, we had to use the \$101,432.84 for Activity 05 invoices. This minor adjustment is similar to the amendment in March and is based on HUD TA.

December 15, 2011: During a financial review, staff discovered that budgets for activities 02 and 06 were not representative of the true figures. While reviewing the Action Plan the difference between the "Total Budget:" amount, \$3,646,195.91 and the sum of the "Project Budget" was \$57,112.84. This is the amount of program income drawn from Activities 02 (\$9,573.45) and 06 (\$47,539.39). Therefore, we increased the Project budget by \$57,112.84 and then increased the budget for activity 02 by \$9,573.45 and the budget for activity 06 by \$47,539.39. These figures tie with our internal property tracker.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,646,195.91
Total Budget	\$243,336.91	\$3,646,195.91
Total Obligated	\$243,336.91	\$3,646,195.91
Total Funds Drawdown	\$215,247.35	\$2,043,391.72
Program Funds Drawdown	\$215,247.35	\$1,800,054.81
Program Income Drawdown	\$0.00	\$243,336.91
Program Income Received	\$0.00	\$243,336.91
Total Funds Expended	\$215,247.35	\$1,941,958.88
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$2,500,000.00
Limit on Public Services	\$510,428.85	\$0.00
Limit on Admin/Planning	\$340,285.90	\$130,893.47
Limit on State Admin	\$0.00	\$130,893.47

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$850,714.75	\$850,715.00

## Overall Progress Narrative:



The Lake County NSP continues to proceed according to our internal timeline. Expenses and production continue to meet expectations. Staff worked with our CPD rep and HUD help desk to resolve a couple minor budget issues after the update of DRGR.

Asper Commons (Activity 05) is fully occupied with a diverse mixtures of residents. As noted in the specific activity report, the only remaining expenses is the landscaping (seeding) which cannot be performed until the Spring. The final balance is this activity will be available in mid-January and will be shifted to Activity 02 to complete the required obligations.

Work has shifted to finishing Activities 02 and 06 during the first half of 2012. The three homes in Activity 06 have interested lease-purchase and buyer clients.

Regarding Activity 04, staff continues to meet with Extended Housing. The finance package is nearing completion with a ground breaking still slated for Spring 2012 and "heads in beds by March 2013.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Acquisition/Rehabilitation/Redevelopment	\$193,884.65	\$2,455,480.91	\$1,669,161.34
02, Administration	\$21,362.70	\$340,000.00	\$130,893.47
03, Eliminated Activity (Sept., 13, 2010)	\$0.00	\$0.00	\$0.00
04, Redevelopment-Extended Housing Inc.-25% set-aside	\$0.00	\$850,715.00	\$0.00
05, Land Bank	\$0.00	\$0.00	\$0.00



## Activities

<b>Grantee Activity Number:</b>	<b>01</b>
<b>Activity Title:</b>	<b>24CFR570.206(a)(1)-Planning and Administration</b>

**Activity Category:**

Administration

**Project Number:**

02

**Projected Start Date:**

01/15/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/13/2013

**Completed Activity Actual End Date:****Responsible Organization:**

Lake County Commissioners

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$337,000.00
<b>Total Budget</b>	\$0.00	\$337,000.00
<b>Total Obligated</b>	\$0.00	\$340,000.00
<b>Total Funds Drawdown</b>	\$21,362.70	\$130,893.47
<b>Program Funds Drawdown</b>	\$21,362.70	\$130,893.47
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$21,362.70	\$130,893.47
Lake County Commissioners	\$21,362.70	\$130,893.47
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

These funds will be used to provide administrative activities including, but not limited to: personnel to carry out contract management functions.

The County experienced a staff transition during the 2010 Summer. In order to proceed in accordance with NSP guidelines, staff has been working diligently with HUD and the ULI (technical assistance). Lake County staff is confident in the direction of the NSP program. Recent work activities include:

- evaluation/and edits to Action Plan (based on HUD guidance)
- creation of property tracker database (ULI support)
- internal audit of financial position
- corrective financial actions
- finalizing Developer Agreements with respective parties in order to meet obligation deadlines.

### Location Description:

Lake County Commissioners  
Federal Grants Office  
105 Main Street Painesville, OH 44077

### Activity Progress Narrative:

Staff continues to manage the projects with a close relationship with our developers. We worked with CDP and HUD help desk

to resolve a couple minor budget issues after the new release of DRGR. We continue to participate in topic relevant webinars and training opportunities.

We will work closely with Extended Housing to ensure their project meets the timeline created to adhere to our HUD requirements. To that end, HUD DC noted that so long as our funds are expended by the project end date (March 2013) we will meet our obligation. We will not be able to close out the grant until the accomplishments have been achieved and reported in DRGR.

We are considering an amendment to the Action Plan to create a landbank program. As noted in previous QPR's, previous staffs at Western Reserve CDC and Lake County projected building 6 homes in Activity 02. To date, 4 are complete and project will begin on the fifth home this Spring. The fifth home essentially depletes the budget for this activity with a vacant lot remaining. If we do not receive enough program income during the first half 2012, we will begin the Action Plan amendment process (including 15 day comment period) to create a land bank.

## Accomplishments Performance Measures

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>02</b>
<b>Activity Title:</b>	<b>NSP 1, Phase 1 (WRCDC)</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

01/15/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Redevelopment

**Projected End Date:**

01/14/2013

**Completed Activity Actual End Date:****Responsible Organization:**

Western Reserve Community Development

**Overall****Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2011**

N/A

**To Date**

\$793,336.91

**Total Budget**

\$9,573.45

\$793,336.91

**Total Obligated**

\$9,573.45

\$793,336.91

**Total Funds Drawdown**

\$10,727.62

\$693,618.61

**Program Funds Drawdown**

\$10,727.62

\$684,045.16

**Program Income Drawdown**

\$0.00

\$9,573.45

**Program Income Received**

\$0.00

\$243,336.91

**Total Funds Expended**

\$10,727.62

\$693,618.61

Western Reserve Community Development

\$10,727.62

\$693,618.61

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Purchasing and rehabilitating homes. Neighborhoods will be stabilized and low to middle income families will obtain homeownership.

As part of our staff transition in late 2010, Lake County staff, along with Western Reserve Community Development Corporation verified the eligible uses on the properties in this phase. The classifications are as follows:

1. 325 Fifth St., Eligible Use B
2. 528 Bank St., Eligible Use E
3. 723 E. 343rd, St., Eligible Use B
4. 34045 Beachpark Rd., Eligible Use B
5. 370 Sanford St., Eligible Use E
6. 568 Argonne St., Eligible Use E

March 2011: The total project for this activity was adjusted to reflect the proper amount of \$682,330.62. Program income of \$141,904.07 was "booked" for future use under this activity. Due to program income being drawn down prior to program funds, expenditures for activities 05 and 06 were paid from PI and thus reduced the funds budgeted for activity 02. This adjustment was based on technical guidance provided to staff on March 30, 2011.

August 17, 2011: Staff reduced the budget for Activity 05 by \$101,432.84 (Program Income received due to sale of home) and increased the budget of Activity 02 by the same amount. This PI was budgeted for Activity 02 but because PI is required to be used before program funds, we had to use the \$101,432.84 for Activity 05 invoices. This minor adjustment is similar to the amendment in March and is based on HUD TA. The new budget for this activity is \$783,763.46. This amount will allow Lake County to fulfill the 6 homes noted in the original action plan.

**Location Description:**

Cities of Painesville, Eastlake and Madison



## Activity Progress Narrative:

WRCDC continues to work with the City of Eastlake on minor grading issues at 34045 Beachpark Avenue and 723 E. 343rd St. Both homes are occupied (report during Q3).

WRCDC is in the final stages of design for the 5th house at 528 Bank St. Design has taken longer than normal because it is a corner lot and the setbacks have been a challenge. Constuction is anticipated for Spring 2012.

Staff is considering an amendment to our NSP and allocate our 6th parcel in this activity (568 Argonne) to a new land bank activity. As noted in previous QPR's, the six parcels in this activity were acquried prior to the current program team. At this time, there is not sufficient funding to complete this 6th home. Staff has contacted the DRGR help desk for guidance on corrected the proposed accomplishments in this phase should the amendment occur. The 15 day Citizen Participation period will occur.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/6
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	3/0
Total acquisition compensation to	0	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/6
# of Singlefamily Units	0	8/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	2/6	4/6	100.00
# Owner Households	0	0	0	2/0	1/4	3/4	100.00
# Renter Households	0	0	0	0/0	1/2	1/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>04</b>
<b>Activity Title:</b>	<b>24CFR570.201(a)-Rental Housing</b>

**Activity Category:**

Acquisition - general

**Project Number:**

04

**Projected Start Date:**

09/18/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Redevelopment-Extended Housing Inc.-25% set-aside

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:****Responsible Organization:**

Extended Housing, Inc.

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$850,715.00
<b>Total Budget</b>	\$0.00	\$850,715.00
<b>Total Obligated</b>	\$0.00	\$850,715.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Extended Housing, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

- Two story new construction, approximately 17,000+ square feet permanent support housing apartment community
- 50% of tenants will be homeless with mental illness, the remaining tenants will be low income and disabled
- 17 one-bedroom units (fully furnished with on-site supportive services). Possibly efficiency units if a variance is approved by the City of Painesville.
- Common Areas include and are not limited to kitchen, laundry, office space(s), Community Room/Celebration Room, bathroom(s)
- Extended Housing, Inc. will own and manage the property.
- Rent will be the FMR of \$633 which includes all utilities. Tenants will either have income sufficient at 30% of their income to meet the \$633 rent structure or a rental subsidy through SPC, HOME, etc.
- Subsidies to come from Extended Housing's current subsidies or from new SPC vouchers Supportive Services
- Extended Housing, Inc. will continue its practice of working with service providers
- Pathways, Inc.'s Crisis Hotline will operate on site from 8:00 a.m. - 11:00 p.m. Monday through Friday
- Project Community Room available for the following groups:
  - BRIGES: Mental Health Consumer Empowerment & Wellness Management & Me
  - Lifeline & Daily Living Skills
- Volunteers to work alongside residents to offer a Monthly Meal to persons in the community
- Office Space on Site available for a service provider to meet with residents as needed
- On Site Staff via Extended Housing, Inc., 11:00 p.m. - 3:00 a.m. Daily
- Integrated treatment involves a number of elements. The following services are available through the dual disorders program:
  - case management
  - money management
  - special counseling and groups specifically designed for people with dual disorders
  - education regarding medications and other steps to recovery from both illnesses
  - supported employment services
  - information and supports for family members and loved ones

## Location Description:

The Project Site is located in a targeted revitalization neighborhood in the City of Painesville, Ohio and in very close proximity to Western Reserve Community Development and Extended Housing as well as local amenities.

## Activity Progress Narrative:

As noted in the Q3 report, Extended Housing did receive approval from the Ohio Housing Finance Agency in November and the Coalition for Supportive Housing to complete their finance package.

Staff met with Extended Housing's Executive Director on November 22nd to discuss the timeline.

- Bid packages (Jan. 2012)
- Bids due (Feb, 2012)
- Contractor chosen (March 2012)
- Construction (April- Feb. 2013)
- Lease up (March 2013)

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/17	0/0	0/17	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>05</b>
<b>Activity Title:</b>	<b>Future NSP 1, Phase III (WRCDC)</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

09/18/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Redevelopment

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Western Reserve Community Development Corporation

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,112,144.00
<b>Total Budget</b>	\$186,224.07	\$1,112,144.00
<b>Total Obligated</b>	\$186,224.07	\$1,112,144.00
<b>Total Funds Drawdown</b>	\$92,245.99	\$1,045,166.93
<b>Program Funds Drawdown</b>	\$92,245.99	\$858,942.86
<b>Program Income Drawdown</b>	\$0.00	\$186,224.07
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$92,245.99	\$943,734.09
Lake County Commissioners	\$92,245.99	\$943,734.09
Western Reserve Community Development Corporation	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The developer will utilize NSP funds to construct up to seven homes approximately 1,100 - 1,400 sq. ft. within the Asper Commons Subdivision located in the City of Painesville; an NSP program target area. Asper Commons is a subdivision in the City of Painesville off of Richmond St. It was developed by the developer from land assembled from vacant parcels and at least one residential unit which was demolished. The subdivision contains 11 single family residential sub lots. Two lots have been built and two lots will be combined to existing open space for a community park. This leaves seven single family residential lots available for this program.

These sites will be used to construct new single family homes for sale and/or rent to eligible low-moderate-middle income (LMMI) households per HUD NSP guidelines. The developer is required to document and verify income eligibility of all renters. The developer shall ensure affordable rents according to HUD guidelines. The developer will make these homes available to the Lake County housing non profit community and other support services like the Veterans Administration to help them provide housing to those with the greatest need.

These units will be owned and managed by the developer. They will be built to a higher standard of energy efficiency than now required and will utilize proven sustainable technologies and construction best management practices including but not limited to pervious pavement driveways, rain barrels, tankless hot water heaters and energy efficient appliances. To ensure best management practices are considered, the planning process will include consultations with the Lake County Grants Administrator, the City of Painesville, Fair Housing, and the staffs of the Lake County Planning Commission and Lake County Soil and Water.

All properties in this activity are classified as Eligible Use E, Vacant Properties.

March 2011: The total project for this activity was adjusted to reflect the proper amount of \$1,027,325.77. Program income of \$141,904.07 that was "booked" for future use under activity 02 was used to pay for \$84,791.23 worth of activity 05 invoices. This new budget reflects the actual budget amount and corresponds with internal accounting material. This adjustment was based on technical guidance provided to staff on March 30, 2011.

August 17, 2011: Staff reduced the budget for Activity 05 by \$101,432.84 (Program Income received due to sale of home) and increased the budget of Activity 02 by the same amount. This PI was budgeted for Activity 02 but because PI is required to be used before program funds, we had to use the \$101,432.84 for Activity 05 invoices. This minor adjustment is similar to the amendment in March and is based on HUD TA. The new budget for this activity is \$925,919.93.

## Location Description:

City of Painesville

## Activity Progress Narrative:

December 2011: WRCDC and staff are in the final stages of this phase. WRCDC Executive Director created a lease to purchase program in light of the financial position of many folks interested in buying a home. This program is based on a HUD template. The program will allow the leasee to reside in a new home and use the opportunity to address financial issues with the goal of purchasing the home at the conclusion of the lease term. As required, potential buyers will attend the 8 hours of home buyer counseling. WRCDC received a grant from a local bank to pay for this educational opportunity.

This program was marketed by a local realtor and within two months the remaining 6 homes were occupied.

Staff and WRCDC is excited about this project and the diversity represented in the occupants.

Programmatically, we are processing our final payments. Any remaining balances will be re-directed to our Activity 02. Final site seeding is the final pending invoice and will not be processed until the Spring.

Our NSP deed restriction has been placed on all parcels to ensure affordability for 20 years. The parcel specific NSP lien will be placed on the home upon sale. This lien will note the amount subject to recapture.

We hope to close this activity out during Q2 of 2012.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	7/7
# of Singlefamily Units	6	7/7

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	5	6	1/0	6/7	7/7	100.00
# Owner Households	0	0	0	0/0	0/2	0/2	0
# Renter Households	1	5	6	1/0	6/5	7/5	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
148 Gates St	Painesville		Ohio	44077-4000	Match / Y
154 Gates St	Painesville		Ohio	44077-4000	Match / Y
128 Gates St	Painesville		Ohio	44077-4000	Match / Y
160 Gates St	Painesville		Ohio	44077-4000	Match / Y
164 Gates St	Painesville		Ohio	44077-4000	Match / Y
116 Gates St	Painesville		Ohio	44077-4000	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>06</b>
<b>Activity Title:</b>	<b>NSP I, Phase II (WRCDC)</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

01

**Project Title:**

Acquisition/Rehabilitation/Redevelopment

**Projected Start Date:**

09/19/2010

**Projected End Date:**

03/01/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Western Reserve Community Development

**Overall****Oct 1 thru Dec 31, 2011****To Date****Total Projected Budget from All Sources**

N/A

\$550,000.00

**Total Budget**

\$47,539.39

\$550,000.00

**Total Obligated**

\$47,539.39

\$550,000.00

**Total Funds Drawdown**

\$90,911.04

\$173,712.71

**Program Funds Drawdown**

\$90,911.04

\$126,173.32

**Program Income Drawdown**

\$0.00

\$47,539.39

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$90,911.04

\$173,712.71

Western Reserve Community Development

\$90,911.04

\$173,712.71

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

The DEVELOPER will utilize NSP funds to acquire property and construct up to three homes approximately 1,100 - 1,400 sq. ft. within the primary and secondary target areas noted in Lake County's Substantial Amendment.

These sites will be used to construct new single family homes and rent or sell them to eligible low-moderate-middle income (LMMI) households per HUD NSP guidelines. The developer is required to document and verify income eligibility of all renters. The developer shall ensure affordable rents according to HUD guidelines. The developer will make these homes available to the Lake County housing non profit community and other support services like the Veterans Administration to help them provide housing to those with the greatest need.

These units will be owned and managed by the developer. They will be built to a higher standard of energy efficiency than now required and will utilize proven sustainable technologies and construction best management practices including but not limited to pervious pavement driveways, rain barrels, tankless hot water heaters and energy efficient appliances. To ensure best management practices are considered, the planning process will include consultations with the Lake County Grants Administrator, the City of Painesville, Fair Housing, and the staffs of the Lake County Planning Commission and Lake County Soil and Water.

Long-term, lease-purchase options will be available for qualified individuals and subject to affordability terms. Affordability standards as required by Section 92.254 of the HOME Program regulations will be as follows: NSP assistance for homebuyer programs, acquisition/rehabilitation/resell: \$10,001 - \$40,000 will require continued affordability for 15 years. NSP funding of more than \$40,001 will require continued affordability for 20 years. Acquisition or new construction of rental units will mandate an affordability period of not less than 20 years at any funding level.

As part of our staff transition in late 2010, Lake County staff, along with Western Reserve Community Development Corporation verified the eligible uses on the properties in this phase. The classifications are as follows:

1. 321 Morrell Ave., Eligible Use B
2. 1312 E. 342nd St., Eligible Use E
3. 57 Sterling Ave., Eligible Use E

March 2011: The total project for this activity was adjusted to reflect the proper amount of \$502,460.61. Program income of \$141,904.07 that was "booked" for future use under activity 02 was used to pay for \$47,539.39 worth of activity 06

invoices. This new budget reflects the actual budget amount and corresponds with internal accounting material. This adjustment was based on technical guidance provided to staff on March 30, 2011.

## Location Description:

Cities of Eastlake, Painesville and Madison.

## Activity Progress Narrative:

Construction began in O3 in all three homes. The home at 321 Morrell is the furthest along and has a potential buyer. WR CDC is currently going through various inspections.

At 59 Sterling, initial site work has been completed including: installation of power, foundation, and initial framing.

Permits have been pulled for 1312 E. 342nd St and the bid packages have been received. Site work completed include:

Removal of excess soil, backfill, rough grade, installation of UG gas line, waterline, storm sewer, UG plumbing and pouring of concrete slabs.

All three homes are scheduled to be completed this Spring.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/3
# of Singlefamily Units	0	5/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/3	0/3	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	